CITY OF MAYWOOD

F I N A L

HOUSING ELEMENT

OF THE

GENERAL PLAN

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JUNE 1981

ADOPTED SEPTEMBER 1982

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INTRODUCTION

The General Plan

The preparation of a General Plan provides a community with
an opportunity to analyze its current growth and development status
and to determine a course of action for the future. The General
Plan is a long-range planning document which begins with initial
studies to determine the city's population, economic characteristics,
land use patterns, physical assets and liabilities, and the working
relationships between various parts of the community. Based on the
background data compiled and on any available information concern-
ing regional plans which could affect the city (such as the develop-
ment of new employment sites, transportation system changes, or
projected changes in area income and employment), the city can
establish its own development objectives and determine policies
to accomplish those objectives.

The Housing Element

As mandated by California State law, the General Plan must
contain a number of elements including land use, safety, circulation,
open space, and housing. Legislation enacted in 1980 revised the
requirements for housing elements and outlined specific responsi-
bilities which cities and counties must now fulfill in complying with
state housing element law. Pursuant to the 1980 legislation, local
housing elements are now required to contain:

- an analysis of population and employment trends, household

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characteristics and housing condition, an inventory of land suitable for residential development, an analysis of special housing needs of any particular segments of the population, opportunities for energy conservation, and an analysis of governmental and non-governmental constraints upon the maintenance, improvement or development of housing for all income levels.

- a statement of the community's goals, objectives and policies relative to the maintenance, improvement and development of housing to meet identified needs.

- a five - year schedule of actions which the community is or will be undertaking to implement the policies and achieve its goals and objectives.

The City of Maywood's housing element, attached herein in draft form, responds to all of these requirements and seeks to address the community's housing needs and goals in a realistic and responsible program.

The housing element is dependent primarily on 1970 census data for statistical information and, consequently, will be proven outdated in some respects as complete 1980 census data becomes available. The state legislation recognizes the timeliness of the data by requiring that the 1981 housing elements be locally revised by July 1, 1984.

5333

5334

5337

CITY OF MAYWOOD

CENSUS TRACT BOUNDARIES

ASSESSMENT AND INVENTORY

POPULATION AND EMPLOYMENT TRENDS

Population

The 1970 census showed a population of 16,996 persons in the City of Maywood, the majority of whom were in the low and moderate income categories and whose main source of income was employment in the near by industrial areas.

According to the 1970 census, 34.9% of the City's population was Hispanic, the only racial or ethnic minority comprising more than 5% of the population. The Hispanic residents were considerably younger, also, having a median age of 22.3 years as compared to the City population as a whole which had a median age of 29.4 years.

The 1980 census data shows that Maywood's population has increased to 21,810 and that 80% of the population identifies itself as being of Hispanic origin (Mexican, Cuban, Puerto Rican or other Spanish). Median age of the total City population was 23.8. Income data from the 1980 census is not expected to be available to the City until early 1983.

School enrollment figures would seem to verify both that the population has increased and that there are more young Hispanics in the City. In 1976, the enrollment at the three elementary schools (kindergarten through 6th grade) in the City totaled 3,412, of whom 81.2% of the students were Hispanic. In 1981, the schools have a total enrollment of 3,468, over 96% of whom are Hispanic, and are on a year-round schedule. The current enrollment is for kindergarten through 5th grade only, as the 6th graders now go to Nimitz Junior

High in Huntington Park.

TABLE 1

Maywood Elementary Schools

| | Enrollment | | % Hispanic | |
	1977 (K-6)	1981 (K-5)	1976	1981
Fishburn	1,132	988	81.2%	99%
Heliotrope	1,009	1,030	70.9%	90.1%
Loma Vista	1,271	1,450	89.6%	96%
TOTAL	3,412	3,468		

Enrollment figures are not available for the number of Maywood 6th graders who are part of the Nimitz Junior High student body.

Although the preliminary statistics from the 1980 census indicate a considerable increase in the percentage of the minority population in the east central Los Angeles region, the future potential for numerical increasé has to be dependent on an increase in housing density. Unlike cities on the outskirts of the metropolitan area, Maywood and the surrounding communities are older and quite fully developed. Additional residents will either be housed in existing units or will be accommodated in new multi-family units built to replace existing single-family development.

The Southern California Association of Governments (SCAG) 1976 Series Projections forecast population growth in the Maywood - east central region to occur at a relatively slower rate than that in Los Angeles County as a whole.

TABLE   2

Population Growth Forecasts

POPULATION	1980	1990	2000	Projected Annual Growth Rate 1975-2000
Maywood Area[a/]	123,945	127,449	130,317	.21%
East Central Region[b/]	778,000	800,000	818,000	.21%
L.A. County (SCAG - 76)	7,176,900	7,557,000	7,905,000	.48%
L.A. County (Dept of Finance	7,144,000	7,627,100	8,041,900	.58%

a/   Maywood and adjacent cities.

b/   Includes portions of South Gate, Compton, Los Angeles and
     Montebello.

SOURCE: Southern California Association of Governments - SCAG 76

            projection and projections by the State Department of Finance.

Family Income

The median family income in Maywood in 1970 was $8,504, con-
siderably lower than the County median income of $10,971. A 1977
study done for the City by The Levander Company showed that the County
median income had increased by 50.5% to $16,510 while the City's
estimated median income had increased by only 20.8% to $10,270.

The median income for the Hispanic population, according to the
1970 census, was almost $900 lower than the citywide median income.

Within the City itself, the number of persons with incomes below
poverty level (1970 data) was notably higher in census tract 5333.
That census tract, extending from Everett Avenue to the western
boundary of the City, also has the highest percentage of Hispanic
and foreign born persons.

TABLE 3

Selected Population Characteristics
by Census Tract
--1970 Census--

	Census Tracts			
	5333	5334	5337	Total
Population	2,632	8,172	6,186	16,990
Families[a]	593	2,186	1,675	4,454
Families Below Poverty	110	201	119	430
% Below Poverty	18.6%	9.2%	7.1%	9.6%
Hispanic Population[b]	1,469	2,686	1,779	5,934
% Hispanic	55.8%	32.9%	28.8%	34.9%
Foreign Born	570	1,360	867	2,797
% Foreign Born	21.7%	16.6%	14.0%	16.5%

[b] Persons of Spanish surname or whose mother's language is Spanish.
[a] Excludes unrelated individuals.

Because the housing stock has remained stable and because census tract 5333 contains a high percentage of multi-family rental housing, it is assumed that these indicators will remain constant in the 1980 census. Detailed data, however, is not yet available for review.

Employment

Maywood is located in the center of a heavily industrialized area where, according to the 1970 census, there are approximately two jobs per every employed resident. Within the City itself, however, the statistics are greatly different. Maywood is very residential in character and provides only 2,627 jobs for 6,533 employed residents.

A high percentage of employed Maywood residents work in the so-called "blue collar" occupations such as apparel and other manufacturing, warehousing, wholesale trade, and retail services. These types

of jobs are commonly available in the surrounding area and, as
a result, the unemployment rate in the City is comparatively low.
In 1970, unemployment in Maywood was 5.7%, lower than the County's
6.3% rate. Among the Hispanic population, the County rate was 7.1%,
while Maywood's was only 4.9%.

According to projections by SCAG, job growth in Maywood and
the east central region is expected to add only about 1.7% new jobs
by the year 2000. This contrasts strongly with the Los Angeles County
projected increase of over 23% by the year 2000.

TABLE 4

Employment Projections for the Maywood Area

Employment by Job Site	1980	1990	2000	Annual Growth Rate 1970-77
Maywood Area[a]	100,350	100,916	101,732	.09%
East Central Region[b]	492,200	495,000	499,000	.09%
L.A. County	3,400,300	3,572,600	3,757,600	.86%

a/ Maywood and adjacent cities.
b/ Includes parts of South Gate, Compton, Los Angeles and Montebello.
SOURCE: Southern California Association of Governments - SCAG 76
          Series Projections.

Because of the low projected rate of job creation in the area,
it cannot be expected that there will be any large influx of persons
seeking housing near expanding job markets. Fluctuations in
population will more likely be due to economic factors or employment
cycles in the surrounding area.

EXISTING AND PROJECTED HOUSING NEEDS

As discussed earlier, the long-range projections done during
the past five years by the Southern California Association of Govern-
ments indicate that Maywood and the surrounding area can expect a
much slower increase in population and employment opportunities over
the next twenty years than can Los Angeles County as a whole. Because
the east central area is already developed and relatively stable,
the area is not expected to experience the rapid influx of persons
and jobs which may be expected by communities toward the periphery
of the urbanized area.

Rather, as indicated by the preliminary figures from the 1980
census, the housing need in the Maywood area during the foreseeable
future will more likely result from shifts in racial, ethnic, and
economic composition of the population.

The 1980 population count for the City of Maywood reflects a
28% increase since 1970 for an average growth rate of approximately
2.5% per year. During that same period the Hispanic population
has increased from 5,934 (34.9%) in 1970 to approximately 17,450
(80%) in 1980. The non-Hispanic population has thus sharply
decreased from 11,062 in 1970 to approximately 4,362 in 1980.

During the same 10 year period of time, building permits
have been issued for only 45 new single family and multiple units
in the City. The 1970 census showed a total of 6,870 dwelling units
in the City for an average of 2.47 persons per dwelling unit. The
1980 census count, if accurate, means that the number has increased
to over 3.15 persons per dwelling unit, indicating that overcrowding,
discussed below, may be one of the major issues which the City has

to recognize and respond to.

Existing Housing Needs

The SCAG Regional Housing Allocation Model contained a 1975-80 projected need for new units within the City totaling 617. As seen on Table 7 on page 13, the adjusted need by household income level indicates that additional affordable units are needed by the very low income group and by the moderate to upper income groups. The RHAM indicates that the available housing is clustered in the price ranges affordable to the two low/moderate income groups and, as indicated by the minus (-) signs, that there is an "over supply" of housing in those price ranges.

The 1980 population count, as noted above, reflects a sharp shift from 34.9% Hispanic in 1970 to approximately 80% in 1980. If the household size shown in the 1970 census is constant, the current housing need would be as shown below.

TABLE 5

Household Size/Dwelling Units

	1979 Units	Persons/ DU	1980 Need
All households	6,873	2.47	8,830
non-Hispanic	5,146	2.15	2,029
Hispanic	1,727	3.43	5,087

If the population/dwelling unit that existed for all households in 1970 remained the same in 1980, a total of 8,830 units would be needed to house the current population. Because of the

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larger average household size among Hispanic families (1970 census figures), the current population could be housed in 7,116 units.

In 1970, 12.4% of the City's housing stock was overcrowded according to the Census Bureau standard of 1.01 or more persons per room. Of those overcrowded units, 56.9% were occupied by Hispanics. Many of the units in the City are small (1-2 bedroom) apartments and single family homes, and, due to the larger average household size among the Hispanic population, the 1980 census shows a significant increase in the number of overcrowded units. The 1980 census indicates that 32.5% of the City's housing units are overcrowded.

Projected Needs

As stated earlier, the City is fully developed and the housing stock is in relatively good condition so that no major new construction or housing replacement is anticipated in the near future. New housing units will result from the ongoing slow process of converting scattered single family properties to multi-family. Population increases due to persons whose economic or employment situations make this a desireable area to live in can be expected to continue, however. Although an increase in the number of overcrowded units is a foreseeable situation, the City must also look at potential needs if the growing population is to live in adequate housing.

The SCAG-76 projection for the Maywood area projects a population increase of .21% per year 1975-2000. Considerably higher is Maywood's growth rate which was 2.5% per year during the past decade according to the preliminary 1980 census data. Using the 1980 figure as a base, and the two predictors as extremes, Maywood's 1985 population could be expected to be between 22,040

and 24,676.

The number of housing units needed to accommodate the projectd population will be dependent on family size. Since variations exist in household size, the need for both population projections is figured for household sizes of 2.5, 3.0, and 3.5.

TABLE 6

1985 Projected Housing Need

| Population | Family Size/Units | | |
	2.5	3.0	3.5
22,040	8,816	7,347	6,297
24,676	9,870	8,225	7,050

Using an average family size of 3.0 persons, the projected population would result in a housing demand of 429 to 1,307 units more than the current estimated supply. The 1981 housing need for Maywood, projected by SCAG from 1970 census data, is for an additional 1244 units to accommodate what is referred to as a "fair share" of the region's growth.

The 1975 SCAG RHAM estimated an additional total of 599 existing units needing replacement, a figure which may be high based on the visual evidence of rehabilitation underway in the City. The 1980 census data, when available, will give the City current information on housing conditions which will have to be factored into the estimates of new units needed.

The City has for several decades sought to maintain its moderate density residential character and the current housing quality goals emphasize this. Any new construction in the City will have to be weighed not only in terms of available land, but in terms of the availability of schools, recreation facilities and open space, utilities, parking, commercial services and employment opportunities.

Rehabilitation

An existing need in the community is a continuing effort directed toward code enforcement and property maintenance. The SCAG data in the City's 1979 Housing Assistance Plan indicated a total of 1,486 units considered suitable for rehabilitation. There is currently a great deal of rehabilitation underway in the City, much of it privately financed in addition to that funded through Community Development Block Grant program low-interest loans.

With only 35% of the City's housing stock built since 1950, property improvements will continue to be an important consideration in maintaining the appearance and quality of the City. In addition to exterior work including roofs and wall coverings, older homes need increasing attention to electrical, heating and plumbing systems. With new homes beyond the financial capabilities of many homebuyers, especially the moderate income families, the opportunity to purchase and fix-up or maintain older homes is often the only feasible way for those families to become homeowners.

Housing Need Analysis

1975

Demand

HOUSEHOLDS \\ INCOME CATEGORIES	0 – $3000	$3000–$7000	$7000–$12,000	$12,000–$16,000	$16,000–$22,000	$22,000–$36,000	$36,000 & UP	TOTAL
TOTAL HOUSEHOLDS	906	1,200	1,342	1,223	1,407	337	0	6,415

HOUSE VALUES & RENTS	0 – $5000 / 0 – $75	$5000–$14,000 / $75–$165	$14,000–$20,000 / $165–$230	$20,000–$27,000 / $230–$280	$27,000–$37,000 / $280–$365	$37,000–$60,000 / $360–$500	$60,000 & UP / $500 & UP	TOTAL
TOTAL HOUSEHOLDS	906	1,200	1,342	1,223	1,407	337	0	6,415

Supply

EXISTING UNITS	342	2,678	2,590	863	272	85	16	6,846
NEEDING REPLACEMENT	217	314	68	0	0	0	0	599
SOUND or REHABABLE UNITS	125	2,764	2,522	863	272	85	16	6,247

1975-80

1980 HOUSING DEMAND	938	1,242	1,459	1,329	1,529	266	0	6,864
1975 SUPPLY	125	2,364	2,522	863	272	85	16	6,247
1975 – '80 NEED	813	-1,122	-1,063	466	1,257	281	-16	617
1975 – '80 ADJUSTED NEED	627	-1,310	-1,298	379	1,499	631	89	617

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TABLE 7

HOUSEHOLD CHARACTERISTICS

Income Characteristics and Ability to Pay

As discussed earlier, the median family income in Maywood in 1970 was $8,504, approximately 29% below the Countywide median. The median family income for Hispanics was almost $900 lower than the overall City average.

The City's three-year Summary of Community Development and Housing Needs, prepared in 1979 as part of the application for Community Development Block Grant funds, indicates the following percentages of residents by census tract who met HUD's definition of low and moderate income (80% or less of the County median income as adjusted annually by the U.S. Department of Housing and Urban Development):

Census Tract	% Low/Moderate Income
5333	63.7%
5334	53.2%
5337	51.2%

The Housing Assistance Plan which was part of that three-year CDBG Needs Summary showed a total figure of 1,128 families who were in need of housing assistance; 35% of the families were minority households and 45% were female headed households. The City of Maywood participates in the Section 8 Rental Assistance program administered by Los Angeles County and currently has 75 families receiving assistance through that program.

The long-standing criteria for assistance in federal housing programs such as Section 8 Rental Assistance are two-fold: first,

that the participant must be low or moderate income and second, that the assistance should result in the participant paying no more than 25% of the adjusted family income for housing.

The Table on page 21 illustrates the number of housing units affordable to the various income groups in the City. Taken from the 1975 Regional Housing Allocation Model prepared by the Southern California Association of Governments, the chart shows the SCAG estimates of housing units available in seven price ranges and, as a direct comparison, the number of households for whom those price ranges should be affordable. (When reading the chart, compare the line called "Total Housing Demand" with the line called "Existing Units.") The "1975 Adjusted Need" illustrates that, at the time the data was compiled, there was a shortage of affordable housing available to the very low income persons and a shortage available to middle and higher income persons. There was an excess of housing (represented by the minus (-) signs) in the moderate cost range indicating that many higher income persons had very inexpensive housing and that quite a number of very low income persons had to find housing in the moderate price range and consequently pay over 25% of their income for housing costs.

The SCAG Regional Housing Allocation Plan is a computer model based on 1970 census data. Because the preliminary information available from the 1980 census indicates that there has been a noticeable change in the City's population and racial/ethnic composition, the RHAM data may not be an accurate reflection of the current housing situation. Unfortunately, however, until the 1980 census data all becomes available and the RHAM is rewritten, the updated 1970 RHAM remains the best data currently available.

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Housing Characteristics: Type and Ownership

The 1970 census indicated that 65.1% of the housing units in Maywood were single-family homes. Census tract 5333, the very western portion of the City, has the highest percentage of multi-family homes; in fact, the western side of Maywood Avenue which borders the City and abuts a railroad right-of-way and industrial area in Vernon, is almost solidly developed with multi-family apartment buildings, the highest concentration of apartments in the City.

TABLE   8

Year-Round Housing Units
(1970 Census)

Census Tract	5333	5334	5337
Single Family	49.6%	68.2%	66.9%
Multiple	50.4%	31.8%	33.1%

City wide: 65.1% single, 34.9% Multiple

The percentage of owner-occupied housing units averaged 29.6% Citywide, with census tract 5333 significantly lower than either of the other tracts.

TABLE   9

Owner Occupancy
(1970 Census)

Census Tract	5333	5334	5337
Owner Occupied	18.2%	32.9%	29.7%

It is not uncommon for communities with a high degree of absentee ownership to experience serious problems with property maintenance, structural deterioration, and other forms of neglect. In Maywood, however, this has not been apparent.

With the exception of the multi-family units on the western border and an area of single and multi-family homes in the north-eastern corner of the City, the residential areas are generally well maintained. There are a number of housing units visible in the City which need exterior maintenance (e.g. painting, new screens, roof repair, yard maintenance) but, with the exception of the two areas mentioned above, there are no concentrated areas in need of exterior attention.

A "windshield survey" of the City conducted during the summer of 1981 showed that there is a great deal of rehabilitation work underway in the City. Maywood has used Community Development Block Grant funds since 1978 to provide a low-interest loan program for low and moderate income residents and, by mid-1981, had funded 54 loans. It is apparent, however, in driving through the City, that a considerable number of other residents are doing work including roof repair, window replacement, new stucco, and room additions.

The SCAG Regional Housing Allocation Model constructed in 1975 states that 1,336 housing units are suitable for rehabilitation and that an additional 699 need replacement. Although a windshield survey allows a view only of the exteriors, the City is unable to support the estimate that nearly 700 housing units need replacement. The City is handicapped in its factual knowledge, of course, by the lack of detailed 1980 census data.

Housing Characteristics: Density

As shown on Table 12, on page 22, residential land uses account for a great majority of the City land area and for a considerably higher amount than is found in either the east central region or urban Los Angeles County. The City's current pattern of development

exemplifies the early claim by the Chamber of Commerce that the City is an "island of homes in a sea of industry." The residential area of the City all carries an R-3 zoning designation which allows a maximum development capacity of twenty dwelling units per acre on 5,000 square foot maximum lots and has resulted in a mix of dwelling unit types on every residential block. The lowest block densities have approximately eight units per acre and are primarily single family blocks with one or two small apartment houses. The highest densities are nearly thirty-five units per acre and are generally large (10-15 unit) apartment complexes. The average density for residential land use in the City is over fifteen units per net acre.

One of the biggest issues facing the City, if it should choose to encourage additional housing construction, is the existing density. The school enrollment statistics cited earlier show that the number of young children in the City is increasing, but the open space available to them for recreation is minimal. Parks and open space total only 7.3 acres or approximatley 1% of the City. By contrast, 11.1% of the urban County and 2.1% of the east central region are utilized for parks and open space. Only by converting single-family developed areas to multi-family and retaining any land thus made available could the City feasibly increase its land available for parks and open space.

Housing Characteristics: Overcrowding

The Census Bureau defines overcrowding as existing when a dwelling unit is occupied by more than 1.01 persons per room. Because of housing affordability, it is usually found that the poorer families are living in the most overcrowded situations.

The 1970 census indicated tht 12.4% of the City's units were overcrowded. As shown below, census tract 5333 had a significantly higher percentage of overcrowded units than either of the others; it has already been shown that that tract also has a higher percentage of multi-family units, lower income families, and Hispanic residents.

TABLE 10

Overcrowded Units
(1970 Census)

Census Tract	Units with 1.01 or More Persons Per Room		Percent of Occupied Units
5333	183		18.9%
5334	420		12.7%
5337	255		9.9%
	TOTAL	858	CITYWIDE 12.4%

If the 1980 census count is accurate, the data indicates a significant increase in the number of overcrowded units in the City. Figures now available indicate a 28% increase in population since 1970 and a 20% increase in the number of overcrowded units. By contrast, the City's residential land was almost entirely developed by 1970 and building permits for only 45 new units have been issued during the past decade.

The overcrowding problem continues to exist citywide although, as in 1970, it is worst in census tract 5333. The Community Development Block Grant funded housing rehabilitation programs are available in all three of the City's census tracts in an effort to help upgrade the existing housing stock and the City is open to any other means of alleviating the problem which may be suggested by property owners or new developers.

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Housing Characteristics: Age and Condition

Maywood is a mature community which was incorporated in 1924 with approximately 1,000 residents. It grew rapidly during the 1930's and 1940's from a population of 6,794 in 1930 to 13,292 in 1950.

Almost sixty-six percent of the existing housing units were built prior to 1950. These older homes are generally well maintained, and their varied architectural styles and full grown land scaping help to give the City its attractive residential character. A block by block survey of the City done in late 1977 by the Levander Company resulted in a detailed report on neighborhood conditions. Although the report pointed out the need for maintenance and rehabilitation of a number of the older structures, the overall picture was one of relatively good housing made more physically attractive by the established landscaping and well maintained streets and sidewalks.

Additional information concerning housing conditions is provided in the earlier discussion of ownership.

Housing Need Analysis

1975

Demand

HOUSEHOLDS \ INCOME CATEGORIES	0 – $3000	$3000–$7000	$7000–$12,000	$12,000–$16,000	$16,000–$22,000	$22,000–$36,000	$36,000 & UP	TOTAL
TOTAL HOUSEHOLDS	906	1,200	1,342	1,223	1,407	337	0	6,415
Large Families	31	60	145	146	201	57	0	640
Elderly	252	404	185	121	83	46	0	1,091

HOUSE VALUES & RENTS	0 – $5000 / 0 – $75	$5000–$14,000 / $75–$165	$14,000–$20,000 / $165–$230	$20,000–$27,000 / $230–$280	$27,000–$37,000 / $280–$365	$37,000–$60,000 / $365–$500	$60,000 & UP / $500 & UP	TOTAL
TOTAL HOUSEHOLDS	906	1,200	1,342	1,223	1,407	337	0	6,415
VACANCY ALLOWANCE	0	0	67	61	70	17	0	215
TOTAL HOUSING DEMAND	906	1,200	1,409	1,284	1,477	354	0	6,530

Supply

EXISTING UNITS	342	2,678	2,590	863	272	85	16	6,846
NEEDING REPLACEMENT	217	314	68	0	0	0	0	599
SOUND or REHABABLE UNITS	125	2,364	2,522	863	272	85	16	6,247

Need

EXISTING NEED	781	−1,164	−1,113	421	1,205	269	−16	383
FAIR SHARE ALLOCATION	−174	−176	−220	−81	226	327	98	
1975 ADJUSTED NEED	607	−1,340	−1,333	340	1,431	596	82	383

SOURCE: Southern California Association of Governments Regional Housing Allocation Model, 1975.

TABLE

TABLE   12

Land Use by Use Type

Acres[a]	Maywood	East Central Region[b]	Urban L. A. County
Residential	599.4	15,395	407,579
Institutional	30.6	1,390	41,720
Parks & Open Space	7.3	659	73,356
Utilities	1.5	1,226	26,069
Commercial	59.6	2,380	45,090
Industrial	29.9	9,852	65,893
TOTAL	728.3	30,902	659,699

% Of Total			
Residential	82.3%	49.8%	61.8%
Institutional	4.2%	4.5%	6.3%
Parks and Open Space	1.0%	2.1%	11.1%
Utilities	0.2%	4.0%	4.0%
Commercial	8.2%	7.7%	6.8%
Industrial	4.1%	31.9%	10.0%
TOTAL	100.0%	100.0%	100.0%

a/   Streets and vacancies are apportioned among the land-use types.

b/   East Central Region includes: Maywood, the adjacent cities, South Gate, Montebello, and parts of Los Angeles.

SOURCE: Los Angeles Regional Planning Commission and Maywood General Plan.

NOTE: Figures for County and for East Central Area exclude agriculture, mining, and wilderness areas.

SUITABLE LAND/ZONING/PUBLIC FACILITIES AND SERVICES

Land Suitable for Residential Development

As discussed earlier in this element, the great majority of land within the City of Maywood is devoted to residential use. Table 12 on page 22 illustrates that, when land utilized for streets is apportioned among the land use categories, residential use accounts for 82.3% of the City. The amount of vacant land in the City is less than 1% and, in the residential areas, there are currently fewer than a dozen vacant lots. The lots are narrow (generally 40-60 feet wide) and, unless adjacent properties were included in a new development, would probably be suitable only for single units. (Costs of reusing occupied land may be prohibitive for other than large new high density developments. A recent sampling of residential sales data showed land with exisiting single family homes selling for $11-25 per square foot and land with existing 2-4 unit income property selling for $12-22 per square foot in Maywood. When the costs of demolition and site preparation are added, the developer would have a sizable front end investment in the recycled land.)

The land use pattern that has developed in the City shows commercial development in two long strips along the major arterials, Slauson Avenue and Atlantic Boulevard, which cross at right angles to each other east of the center of the City. The majority of the industrial development is on the eastern and northern peripheries of the City. Multi-family units are scattered throughout the City, with heavier concentrations in the northeastern corner of the City and the western boundary along the west side of Maywood

Avenue. Maywood Park is located in the northeastern corner of the City north of Slauson Avenue and another small park/tot lot is located in the western central part of the City. The three elementary schools are located at Slauson and Woodlawn, on Fishburn at 57th, and 58th between Everett and Loma Vista.

The employment figures shown on page 6 state that there is approximately one job in the City for every three employed residents in Maywood. Because of a desire to improve the tax base in the community and to provide more local employment, the City has adopted a redevelopment plan for industrial redevelopment on the western and northwestern boundaries of the City to include the entire west side of Maywood Avenue and the south side of Fruitland Avenue from Maywood Avenue to a point east of Carmelita Avenue. Most of the property on Fruitland is currently industrial; the Maywood Avenue property is currently primarily in deteriorating multi-family units which back directly onto railroad right-of-ways, a busy industrial street, and industries in Vernon. Although a quality industrial development in the City would be an asset, the redevelopment project is progressing very slowly. The need to provide relocation assistance to the substantial number of families now housed in the project area and the need to comply with the replacement housing requirements contained in state redevelopment law will add extraordinary costs to the total price of the project.

As stated above, Slauson and Atlantic are basically "strip commercial" major arterials, but a survey conducted in 1980 showed that the stores and services available in the City, in a great many cases, do not fill the needs of the residents and that many families make the majority of their purchases in neighboring communities. In July 1982, Maywood adopted a redevelopment project for its downtown area which includes a potential commercial project at the southwest corner of the Atlantic/Slauson intersection. Only a few residential units are located within the potential new commercial site and no new residential uses are anticipated for inclusion in any future commercial redevelopment project which may be constructed at the site.

Because there are no major areas of consistently deteriorated housing in the City, and because of the relocation and replacement housing requirements of state and federal law, no housing redevelopment projects are anticipated.

Zoning, Public Facilities and Services

All residential land in the City is currently zoned R-3 which allows a maximum density of 20 units per acre on minimum 50 feet wide 5,000 square feet lots. The current housing stock averages approximately 15.6 units per acre, of which 65% are single family and 35% are multi-family.

The majority of the residences in the City were built when the number of cars per capita was well below what it is today and, although the R-3 zoning would potentially allow at least 25%

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more housing units than exist today, parking is already a serious problem throughout the community. The City has many narrow residential lots with single car garages, multi-family units without adequate off-street parking, and narrow streets which do not easily accommodate parking on both sides.

Parks and open space areas are also at a minimum with only two parks in the City, only one of which is of adequate size for game sports. Throughout the east central region, the area which would be convenient to Maywood families, the amount of land devoted to parks and open space constitutes only about 2% of the total land area.

The City's utility infrastructure is already in place and is adequate to meet the current service needs. Any substantial increase in the number of housing units in the City would involve a tremendous financial investment for any increases in water and sewer capacity, police and fire services, and so forth.

Any development which the City permits has to take into consideration all of the following benefits and costs:

- the number of units to be constructed or improved
- the type and quality of the units
- the income group to be served
- neighborhood benefit and/or improvement
- taxes to be generated

- any revenues other than taxes to be generated
- the amount of any City investment or involvement necessary
- any increased costs to be incurred by the City
- negative influences on the neighborhood
- negative influences on the City's overall economic, social or physical environment

GOVERNMENTAL CONSTRAINTS

Because the land is almost completely developed according to long established land use patterns, and because the City has no identified plans to encourage changes in land use other than for the westside redevelopment project discussed earlier, the City's role in the housing market is directed toward preserving and enhancing the quality and liveability of the community.

Maywood's zoning ordinance states as its purpose "...to encourage, classify, designate, regulate, restrict and segregate the highest and best location and use of buildings, structures and land to serve the needs of residences, commerce, industry and other purposes in appropriate places;...(and) to promote the public health, safety, welfare and general prosperity with the aim of preserving a wholesome, serviceable and attractive community."

The availability of land and the costs of construction, discussed in the next section of this element, have proven to be much greater constraints in the housing market than has any action on the part of the City.

The R-3 zoning designation on all residential areas allows up to 20 units per acre, the minimum lot size is 5,000 square feet, parking requirements are not excessive, and there are no other regulations which, by their nature, would act to restrict residential development. Building fees are comparatively low and the City does not require park or other fees of developers. Processing times are not excessive.

The City's active code enforcement program is an attempt to maintain and improve the quality of the community's aging housing

stock. A considerable amount of privately financed residential
rehabilitation is underway in the City and the low-interest loan
program available through the City's Community Development Block
Grant program has been of considerable help to many low and
moderate income residents whose homes need rehab and who simply
cannot afford the cost themselves.

NONGOVERNMENTAL CONSTRAINTS

Maintenance and Improvement

Housing stock quality depends both on its original construction and on its maintenance over time. Units must be well built, maintained in good condition, modified as necessary to suit them to modern needs, and situated in neighborhoods which are socially and aesthetically pleasing, safe, and well served by public and private services and facilities.

SCAG's April 1979 draft Regional Housing Element cited the growing percentage of older homes needing rehabilitation or replacement. In 1979, according to the report, about 526,640 units needed major rehab; that figure was projected to be 756,000 by 1990. Among the obstacles to maintaining and repairing existing housing are the costs and structural problems associated with rehabilitation, owners who are not aware of or skilled at maintenance or repair, a construction industry more skilled at new construction than rehab, and people's general preference for newer homes over "fixer upper's." Some lenders are very reluctant to finance rehab work and loans may be difficult to obtain, especially for homes in older or transitional neighborhoods.

Housing rehabilitation has gained an increasing amount of attention over the past ten years as a way to expand the supply of decent, safe and sanitary housing. A number of factors have contributed to this increased interest, among them the spiraling cost of housing construction, demographic changes in the population, concerns over fuel costs and energy conservation, and a

concern about the growing trend toward urban sprawl. New construction has never kept pace with the housing demand, and the loss of units through the lack of maintenance often outstrips new construction. Existing housing is a valuable resource, and there is a renewed concern in many communities that it meets an obvious need.

The SCAG 1976 Urban Reinvestment Study grouped cities in the SCAG region in to three categories:

- reinvestment cities and communities
- potential reinvestment cities and communities
- economically sound cities and communities

Maywood was one of a considerable number of cities listed in the first category, described thus:

Reinvestment Cities and Communities. These have large amounts of deteriorated housing that needs to be replaced or rehabilitated (i.e., they have over 60% of their 1975 housing stock in the 'potential unsound units' category). Their residents are largely lower-income and many of them need jobs and/or income subsidies. These cities have a critical need for new housing, rehabilitation efforts, and economic development to meet present and future housing needs and to improve the local tax base.

This description, although general, cites many of the factors Maywood is already attempting to deal with in its programs to

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rehabilitate the housing stock, expand employment opportunities, and improve the tax base.

Development

Older urban areas, which greatly need housing revitalization, often have difficulty attracting new development. Although they may be close to jobs and cultural centers, these factors may be outweighed by crowded schools, the lack of open space, air pollution, distances to shopping centers, or higher crime rates. In many cases, the land use patterns, current zoning plan, or the level of public services and facilities deter new development. New construction often requires the assembly of land parcels, the demolition of existing units and displacement of low and moderate income persons who are often the occupants of older housing, and the upgrading of neighborhood services and facilities. The economic and social costs involved are often prohibitive.

Conservative estimates indicate that California needed between 250,000 and 290,000 new units per year during the last decade in order to keep pace with new household formations and in-migration levels and to replace deteriorating housing stock. New housing production surpassed the lower end of this range during only three of the last ten years, resulting in a shortfall of approximately 500,000 units during the decade. In the first eight months of 1980, the state's homebuilding industry produced only 90,071 new dwelling units, 38% below the comparable period in 1979. High interest rates and an inadequate supply of funds were the primary factors behind the sharp reduction.

A June 22,1981 article in the "Los Angeles Times" Business Section discussed the current plight of the building industry beset by both record-high interest rates and already precipitous housing costs. According to the article, there were 31% fewer building permits issued statewide in 1980 than in 1979, and 1979 had been a relatively bad year. The 145,000 permits issued in 1980 were 40% below 1978 levels and almost 47% below figures for 1977, a peak year. The inventory of completed but unsold new homes in the state now stands at 50,000, according to the California Building Industry Association and is three times the normal figure.

The City of Maywood, like many other cities at the present time, is an unfortunate victim of all of the above types of nongovernmental constraints. The severely limited amount of available land, coupled with interest rates and construction costs, are making it difficult not only for builders but for potential buyers to participate in today's housing market. The fact that smaller, older homes such as those in Maywood and other central metropolitan areas are still more affordable than new homes in the suburbs is increasingly offset by the inability of lower income and firsttime homebuyers to qualify for loans and the reluctance of financial institutions in a tight money market to finance the purchase of older homes.

SPECIAL HOUSING NEEDS

Affordability

A pervasive problem which crosses all age groups and family sizes is that of housing affordability. One of the reasons for Maywood's tremendous population increase from 16,996 in 1970 to a reported 21,810 in 1980 is that the older metropolitan areas of the Los Angeles region are some of the most affordable housing locations for low and moderate income persons including female headed households, elderly persons, and non-Anglo families.

The U.S. Bureau of the Census estimates that, while the total United States population increased 8% from 1970 to 1979, California's population grew 14%. During the decade, the average number of persons per household in California declined from 2.94 to 2.65. An expanding number of residential household formations and an increase within the first-time homebuyer age category added additional pressure for new housing units. There was an estimated 13% increase in the number of California households from 1970 to 1975, and a 14% rise from 1975 to 1980.

Strong upward pressure on home prices resulted when the supply of housing was unable to keep pace with the demand. By the third quarter of 1980, California'a average home price was $116,300, far above the national average of $75,900.

SCAG's draft Regional Housing Element states that, in 1979, affordable housing opportunities were effectively denied to one of every six households in the region. Prices and rents are too

high, incomes too low, and suitable units too few. Further, housing which lower income households can afford is not readily available throughout the region. Housing choices for lower income households are generally limited to the older, urban core of each county and to the desert and rural communities. There has been an equally dramatic rise in the price of older housing. According to SCAG, a 1970 middle income household could afford 84% of all housing, but ,by 1977, a family with an equivalent income could afford only 55% of all housing. According to the analysis, about 1.5 million families in the region who could have afforded to buy a home in 1970 could not do so in 1979.

Home purchase prices are causing more families to seek rental housing and the resulting pressure on that market is resulting is a higher price structure for rental units, also.

Female Headed Households

The 1970 census counted 585 female headed households in Maywood, a citywide average of 8.5%. The number ranged from 7.8% in census tract 5334 to 10.4% in census tract 5333. The latter tract, in the western portion of the City, has already been shown to have the highest percentage of multi-family units, the highest percentage of Hispanic families, and the lowest median income of the three census tracts in the City.

Households with employed female heads are generally lower income due to the traditional employment structure which finds women in the lower paying jobs. Households with unemployed female heads are generally on welfare or other subsidy payments

and, consequently, in the very low income groups. For either type of household, the housing opportunities are extremely limited unless the family pays a disproportionate percentage of its income for housing costs; the result, however, of disproportionate payments is a sacrifice in other areas including food, clothing, health care, recreation, and so forth.

Large Families

The 1970 census showed that 858 units (12.4% of the City total) were overcrowded and that 56.9% of those units were occupied by Hispanic households. The Hispanic population has increased dramatically since 1970, and the 1980 census data reports a greatly increased number of overcrowded units in the City. Most families have chosen to live in Maywood for any of a variety of reason including affordability and it may be assumed that the available options for relieving overcrowded living conditions, if there are feasible options, would include the construction of room additions on existing houses now occupied by overcrowded families. Other options would include moving to larger units, something which may often be unrealistic or unaffordable.

Elderly and Handicapped Households

The City's 1979 Housing Assistance Plan indicates that 31% of the City's households in need are elderly or handicapped and that 85% of those persons are renters. According to the 1980 census, 8.6%

of Maywood's population is 62 years of age or older (separate statistics are not produced for handicapped individuals) and it appears, therefore, that the elderly represent a disproportionately high percentage of the total needy households. This is not unusual and the elderly population is an important group for whom Section 8 and other housing assistance programs were developed. The City has an agreement with the Los Angeles County Housing Authority to participate in its rental assistance program and will continue to do so as long as it is mutually satisfactory.

OPPORTUNITIES FOR ENERGY CONSERVATION

New Residential Development

California Senate Bill 277 and the Warren-Alquist State Energy Resources Conservation and Development Act created California's current Energy Conservation Program. Senate Bill 277 mandated the implementation of energy insulation standards for new residential buildings, and the Warren-Alquist Act created the California Energy Resources Conservation and Development Commission (CERCDC) which is empowered to establish these standards. The energy conservation regulations for new residential buildings were adopted by the Energy Commission on March 11 and were effective on March 23,1979, and are to be enforced by local building departments through the existing building permit process. The regulations are found in Title 24, Part 6, Division T-20, Chapter 2, Subchapter 4, Article 1 of the California Administrative Code.

Plans for any new residential development in Maywood are processed by the City Engineer who sends them to the Department of Housing and Community Development Codes and Standards Office in Santa Ana for review.

Rehabilitation

Most rehabilitation for which a City permit is required and/or over which the City has any authority (e.g. Community Development Block Grant funded loans) offers at least a limited opportunity for some energy conservation measures. As appropriate, staff will discuss with the property owners such items as insulation, maintenance and servicing of heating and air conditioning systems, caulking and weatherstripping of doors and windows, maintenance and insulation of water heaters, and so forth.

GOALS, QUANTIFIED OBJECTIVES, AND POLICIES

The City's policies, goals, and objectives for the overall physical development of the community were set forth in the City's 1976 General Plan. The items which specifically relate to housing were discussed and reaffirmed by the Planning Commission at a public meeting held during the preparation of this 1981 housing element.

Because the policies, goals, and objectives are so intertwined in scope and effect and because they recognize so many of the items discussed in the assessment portion of this element, they are repeated here in full:

- To preserve and enhance the quality and livability of the City's residential neighborhoods, with particular reference to safety, convenience, quiet and attractiveness.

- To maintain the single family nature of the community in order to conserve limited City resources, to minimize traffic congestion, and to maintain adequate public services, and facilities such as police, fire, water, power, etc.

- To promote neighborhood stability by preventing deterioration of the City's existing housing stock and by encouraging higher minimum standards of quality for new residential development.

- To achieve a well maintained community appearance through ongoing programs for the maintenance and improvement of Maywood's housing stock and community facilities.

- To encourage the location of commercial facilities offering an appropriate range of goods and services for the City's population.

- To promote the orderly development of the City's commercial areas with due regard to matters of proper location, attractive appearance, adequate off-street parking and safe and efficient access.

- To determine logical areas suited to industrial use and to encourage an orderly pattern of industrial development.

- To provide for safe, efficient, quick and convenient vehicular circulation within the City.

- To provide for adequate schools, parks, civic buildings and other community facilities.

Quantified Objectives

The City's overall objective is to improve or maintain in good condition the estimated 6,915 units in the current housing stock including the 1,486 units estimated by SCAG as suitable for rehabilitation.

The cornerstone of the maintenance program is an effective code enforcement program. Maywood has a full-time code enforcement officer who makes approximately 100 site visits per month to check for problems and to help educate residents about proper home maintenance. The code enforcement program will continue at its present level.

For low and moderate income households, the City has used Community Development Block Grant funds since 1978 to provide a variety of housing rehab programs and currently offers low-interest loans to owner occupants and owners of rental properties, deferred loans, and emergency grants. In 1981, a rebate program will be added to the list of available programs. Through early summer 1981,

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54 homes had been rehabilitated. The 1981-82 CDBG funding level will provide for the rehab of approximately 50 additional units and the City projects a continuation of the programs at approximately the same funding level for the next several years.

Moderate to upper income residents are also rehabilitating homes in the City but, at the present time, there is no financial assistance available to them to help defray the burden of 18-20% interest rates now charged by banks for property improvement loans.

During the next year, the City will research available state and federal programs to see if there are any which it could use to supplement the CDBG assisted program, especially for residents who do not meet low and moderate income qualifications.

Because of the lack of currently available land and because the City is a zero "fair share" community (originally a negative "fair share" until the methodology was revised to eliminate negatives), the City has no quantified objectives for the development of new housing.

As discussed earlier, there are fewer than a dozen vacant lots in current or potential residential areas of the City. Most are 40-60 feet wide and suitable only for the development of one or two units. There is no public surplus land in the City.

The City has no plans for creation of any residential redevelopment project areas. Maywood now has two redevelopment project areas, one an industrial area and the other the commercial area referred to earlier. With only 8% of the City's land in commercial use, Maywood is making a concerted effort to upgrade and rehabilitate the commercial areas and has no plans to further reduce its commercial base.

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The City will continue to participate in the Los Angeles County Housing Authority's Section 8 program as long as the agreement is mutually satisfactory. As a participating City in the Los Angeles County CDBG Urban County program, the County's aggregate Housing Assistance Plan is the data base upon which the Housing Authority bases its annual applications to HUD. Maywood currently has 75 families being assisted by the Housing Authority.

The City has an active residential rehabilitation program which is used predominantly by low income (below 80% of median income) residents who want to improve or expand their homes. The program will continue to offer a viable means of funding room additions needed by families living in overcrowded conditions. In compliance with HAP guidelines, the City has traditionally allocated sufficient CDBG funds to address 3-5% of the City's annual housing rehabilitation need.

The entire residential area of the City is currently zoned R-3 which allows up to 20 units per acre and, consequently, second or additional units are allowed on existing lots wherever feasible. Because of already serious off-street parking problems, converting garages to residential units is not encouraged.

The SCAG Regional Housing Allocation Model projected a 1980 goal of 617 additional units to meet household needs. The City has always worked willingly with developers to achieve quality development to meet the community's needs, taking in to consideration the availability of public services and facilities, schools, etc; the City will continue to work cooperatively with housing developers in an effort to provide decent, safe and

sanitary housing for persons of all income levels. Especially with
new residential development in which the primary users would be
lower income persons, the City staff will work with developers to
process plans and applications as expediently as possible and will
seriously consider proposals which may need reasonable variances
in parking requirements, setbacks or other code requirements to
make the projects feasible.

FIVE-YEAR SCHEDULE OF ACTIONS/PROGRAM

The goals and objectives of the general plan and the housing element are all directed toward maintenance and preservation of the quality and livability of the community. Commercial and industrial areas are well defined and generally segregated from the residential areas. Traffic volume is largely contained on the two major arterials running through the City, and traffic is discouraged in residential areas by narrow streets and frequent stop signs. Children attend neighborhood elementary schools. An ongoing code enforcement program strives to educate residents about the need to maintain their properties.

Because the City is predominantly residential in character already, and because the existing commercial and industrial areas are unsuited to residential use, the City does not plan any rezonings to accommodate additional residential land use. The current R-3 zoning designation on all residential property allows densities of up to 20 units per acre and permits all types of housing including single family, multi-family, factory built and mobilehomes. Although there are only 3 or 4 mobilehomes in the City at the present time, they are permitted on any lot suitable for conventional single family residences and they do present an additional opportunity for the provision of affordable housing. Infrastructure is in place to serve the entire City and, since any new homes would replace existing units, utilities should be adequate to serve new development. The ability of school facilities, fire protection, and City services such as police and recreation to serve additional households would depend, of course, on the size and type of development.

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The City will not actively seek out housing developers since there are no land parcels for residential use over which the City exerts control (e.g. City owned property), but will work with any developer who approaches the City to try to achieve the quality and type of housing best suited to the community needs. There presently are no local governmental constraints to the development of housing: fees are low, processing time is reasonable, development standards are basic, the zoning allows medium densities. Maintenance and improvement of housing is regulated through an active code enforcement program designed to enforce health and safety requirements. As discussed earlier, the major constraints to development at this point in time are nongovernmental.

The City will, within the next two years, review its zoning ordinance and code enforcement policies to see that they achieve their intended purpose of preserving a wholesome, serviceable and attractive community; revisions and/or policy changes will be made as needed.

As stated frequently, Maywood's primary emphasis in its housing efforts is to conserve and improve the condition of the existing housing stock. The ongoing code enforcement program is a major aspect of the overall progam and will continue as such.

The City utilizes Community Development Block Grants to provide a variety of housing rehab programs for low and moderate income persons and will maintain the current goal of assistance to approximately 50 households per year throughout the next five years, provided that the CDBG program continues to be available.

During the next year, the City will undertake a thorough review of all state and federal programs which may be utilized for housing rehab. Within the next few months, funding levels and the probability of continued funding for those programs should be known and the City can decide which, if any, to apply for to meet local needs.

The City of Maywood has always worked with residents, businesspersons, property owners and realtors to assure equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. Population data from the 1970 census and the 1980 census, when available, will illustrate the heterogeneity of the population. City staff is not aware of any complaints of discrimination which may have been made but, if such were to be received at the City Hall, staff would refer the complaint to a Fair Housing organization, the County Housing Authority, a legal assistance organization, Board of Realtors, or other appropriate agency for action.

The several actions referred to above will be undertaken by members of the City staff to include the Director of Building and Planning, Code Enforcement Officer, and Rehabilitation Loan Counselor. (The Director of Building and Planning will serve as primary contact person and the public will be so informed.) Additional assistance may be asked of the Chief Administrative Officer, City Attorney and City Engineer. Consultant services will be utilized, if warranted.

Public Participation

The draft housing element was prepared by the City's consultant working in close contact with City staff and with school personnel,

the Planning Commission, and members of the community. The goals, policies and objectives were discussed with the Planning Commission at a public meeting. Public hearings at Planning Commission and City Council meetings will be held before final adoption of the housing element by the City Council.